

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 17, 2018 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Brewer, Everett
Alternates Present:
Absent: Somers, Brady, Levenson
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:00 p.m.

MOTION: To waive the reading of the hearing procedure.

Motion made by Brewer, seconded by Everett, so voted unanimously.

Brewer read the call of the hearing.

I. PUBLIC HEARINGS

HDC 18-13 – 15 Water Street; John Walker, owner; Joe Collelo, applicant; Balcony & French door. PIN #261918307079 0015

Joe Collelo presented to the Commission for John Walker owner of 15 Water Street, Unit 15. He is proposing the installation of a balcony and French door on the exterior of the unit. It is a fabricated steel balcony with railings that is similar to a previously installed top floor balcony on the opposite side of the building. The decking will be made from Azek and will be invisible from the public way. An Andersen, vinyl clad, French door will be installed for access to the balcony from the unit.

The following exhibits were presented:

- Photographs
- Balcony and rail elevation plan
- Balcony location plan
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:12 p.m.

HDC 18-14 – 42 West Main Street; Jerome Properties I LLC, owner; Lorenzo Gallo, applicant; Signage. PIN #261918319084

Lorenzo Gallo presented to the Commission to propose signage at 42 West Main Street which is owned by Jerome Properties I LLC. This will be a new location for Rochelle's On Main. The plan is to use a hanging sign mounted on an existing bracket above the door and a banner-type, wall mounted sign over the door. The signs will be made from sign foam.

The following exhibits were presented:

- Photographs
- Sign detail
- Property card

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:15 p.m.

HDC 18-15 – 77 High Street; Ronald Arbuckle, owner; James Joseph, applicant; Repair cupola. PIN #261918302339

A representative did not attend the public hearing to present the application.

HDC 18-16 – 22 Bank Street; Lisa Squires, owner/applicant; Fence. PIN #261918316527

Commissioner Brewer disclosed that she is an abutting neighbor of this property. Lisa Squires, owner of 22 Bank Street, presented to the Commission to propose replacing a wooden picket fence with an iron picket fence. The fence will be replaced in the same location and an additional area around new construction up to a retaining wall. The existing fence is approximately 3½' high and the new fence will be 4' in height.

The following exhibits were presented:

- Fence detail
- Plot plan
- Site detail
- Photographs

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:20 p.m.

HDC 18-17 – 20 Bank Street; Monica Marandola, owner/applicant; Exterior renovations. PIN #261918316521

Monica Marandola, owner of 20 Bank Street, presented to the Commission to propose multiple exterior changes to her house. She plans to replace nearly all the existing windows with 400 Series Andersen windows. The new windows will be configured similarly with the exception of 6 casements which will be reduced to 5 to help mitigate water damage that is occurring. The vinyl siding will be replaced with a HardiePlank siding. Where necessary the trim will be repaired using Azek; however, the ornamental trim design will not change. An existing rear deck, which is still visible from the public way, will have new stone piers at the corners and Azek insert panels. A new trash enclosure will replace the existing one in the same location. The design of the enclosure will be slightly different and Azek is the building material proposed.

The following exhibits were presented:

- Plot plan
- Photographs
- Site plan
- Elevations
- Window and siding details

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:29 p.m.

HDC 18-18 – 4 Pearl Street; Leo Roche, owner/applicant; Replace siding & windows.
PIN #261918319034

Leo Roche who is the owner of 4 Pearl Street, which is the location of Harp & Hound, presented to the Commission to propose replacing the existing windows and siding on the building. He is proposing to use Andersen Silverline six over six true divided lights that will match the look of the existing windows. The siding will be replaced with HardiePlank and the trim will be Azek.

The following exhibits were presented:

- Photograph
- Window detail
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:31 p.m.

HDC 18-19 – 11 Pearl Street; St Marks Parish of the Protestant Episcopal, owner/applicant; Entry stairs. PIN #261918318460 E

Commissioner Everett disclosed that he attends St. Marks Church. Bruce Vandal presented to the Commission regarding 11 Pearl Street, which is owned by St. Marks Church. They are proposing to replace deteriorated stone stairs with granite stairs. At this time, only the tops will be changed to granite. If the exterior stones need to be replaced Vandal will revisit this with the Commission.

The following exhibits were presented:

- Photographs
- Arial plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:34 p.m.

HDC 18-20 – 15 Water Street; Ozziev LLC, owner/applicant; Balcony & French doors.
PIN #261918307079 0009

Judi Caracausa and Joe Collelo presented to the Commission to propose a balcony addition to Unit #9, which is owned by Ozziev LLC. The balcony will be 39' in length and identical in style to the balconies already existing on the building. A double French door will be installed to provide access to the balcony.

The following exhibits were presented:

- Photographs
- Balcony and rail elevation plan
- Balcony location plan
- Plot plan

Moriarty asked for comments in favor or against the application and there were none. The public hearing was closed at 7:37 p.m.

II. DELIBERATION ON ITEMS OF PUBLIC HEARING

HDC 18-13 – 15 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2146.

HDC 18-14 – 42 West Main Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Moriarty, seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #2147.

HDC 18-15 – 77 High Street

MOTION: To continue the application to the next public hearing.

Motion made by Brewer, seconded by Moriarty, so voted unanimously.

HDC 18-16 – 22 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett, seconded by Moriarty, so voted unanimously. Issued Certificate of Appropriateness #2148.

HDC 18-17 – 20 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2149.

HDC 18-18 – 4 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2150.

HDC 18-19 – 11 Pearl Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2151.

HDC 18-20 – 15 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer, seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #2152.

III. PRE-APPLICATION HEARINGS

Mary Grace Spohn appeared before the Commission to propose a fencing plan for her property at 7B West Mystic Avenue. Her plan is to fence the rear yard with a Locust split rail fence that will have 4 gates. Her house is a 1950-style home and she discussed fencing options for the front with the Commission. The existing wrought iron fence on the porch will remain.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES

1. February 20, 2018
2. March 20, 2018
3. April 3, 2018

Approval of the minutes was postponed to the next meeting.

VI. OLD BUSINESS – None

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Meeting adjourned at 7:59 p.m. motion made by Brewer, seconded by Moriarty.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta
Office Assistant II